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CONTACT:

Steve Campbell, [317] 327-3622

Angie Dye, [317] 327-6709

City of
Indianapolis
Bart Peterson, Mayor



Mayor welcomes 100th new homeowner to Fall Creek Place, outlines plans for third phase

INDIANAPOLIS – Mayor Bart Peterson today welcomed the 100th new homeowner to Fall Creek Place, marking a major milestone in the revitalization of the neighborhood once known as “Dodge City.” Mayor Peterson also outlined plans for the third phase of development, which will include the sale of 40 homes.

Fall Creek Place project partners and residents joined first-time homebuyer Charles Hickman at his new home located at 2213 N. Talbott St. The two-story house was built by Vintage Homes.

“Fall Creek Place has made the dream of homeownership a reality for a dynamic mix of individuals and families,” said Peterson. “Today we celebrate a major milestone—welcoming the 100th new homebuyer into a neighborhood that had once lost nearly 80 percent of its housing stock.”

Peterson also announced that the city will accept applications from potential homebuyers for the 40 lots in the project’s third phase beginning May 16 - May 30, 2003. On June 2, the city will select homebuyers through a lottery system. Additional information for prospective homebuyers can be obtained online at www.fallcreekplace.com or by calling (317) 925-3896.

“There has been an intense demand for homes in Fall Creek Place,” Peterson noted. “When the first two phases sold out so quickly, we decided to wait to open up the third phase to better coordinate construction and infrastructure improvement timelines.”

The first two phases of the neighborhood, consisting of 220 newly constructed homes sold out in less than a year. When complete, Fall Creek Place will consist of approximately 300 new homeownership opportunities including 46 rehabilitated homes through a partnership with the Historic Landmarks Foundation of Indiana and King Park Area Development Corporation.

Over the past several months, Fall Creek Place has garnered attention on the national level.

The project was recently named the winner of the Current Topic Award for “Implementing Smart Growth” by the American Planning Association as a part of the organization’s 2003 National Planning Awards. The project is one of six national award winners among more than 160 applicants from throughout the United States.

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Department of Metropolitan Development
Public Information Office

2001 City County Building
200 East Washington Street
Indianapolis, Indiana 46204

[317] 327 6709

[fax] 327 5858

[TDD] 327 5186

indygov.org

In addition, Fall Creek Place is featured in the March/April edition of *Better Homes and Gardens: Home Planning Ideas Magazine*, in which project partners Russbow Builders and Rottman Architects are featured in a nine-page spread in the magazine.

The revitalization of Fall Creek Place is the result of a \$4 million Homeownership Zone grant from the U.S. Department of Housing and Urban Development. The neighborhood is bounded by Pennsylvania Street on the west, Park Avenue on the east, Fall Creek Parkway on the north and 22nd Street on the south.

Upon completion, the project will create more than 300 new homeownership opportunities in a neighborhood that lost much of its housing stock and fell victim to crime over the last 30 years. This unique effort is a partnership among the public and private sectors, including Mansur Real Estate Services, Historic Landmarks Foundation of Indiana and King Park Area Development Corporation.

Infrastructure improvements such as new streets, sidewalks, curbs, sewers and street lighting were made possible through a \$10 million dollar bond that was approved by the City-County Council last year. Completion of the entire project is anticipated in 2004.

“Fall Creek Place was once a neighborhood that was commonly referred to as Dodge City because of the constant gunfire in the area. Today it is a thriving residential area where a very diverse group of people call home,” said Mayor Bart Peterson. “Fall Creek Place is an example of what can be accomplished when the public and private sectors as well as the community work together.”